



**REGULAR MEETING OF THE CITY COUNCIL
TUESDAY DECEMBER 14, 2021
MINUTES**

A meeting of the City Council ("Council") of the Village of The Hills ("the Village") was held in person and remotely. Mayor Wharton called the meeting to order, and the roll was called of the duly constituted officers and members of the Council to wit:

Greg Wharton, Mayor	Jim Nelson, Councilmember, Treasurer
Hilda Potsavich, Mayor Pro Tem	Sarah Carroll, Councilmember
Robert Smith, Councilmember, Secretary	Rick Van Dalen, Councilmember

and all said persons were present thus constituting a quorum.

Also present were Wendy Smith, Sonja De La Fuente and Linda Lunney, Village of The Hills, and Tom Stiles, POA.

CALL TO ORDER

The meeting was called to order at 9:00 a.m.

PLEDGE OF ALLEGIANCE

The Mayor led the Pledge of Allegiance after Executive Session.

EXECUTIVE SESSION

The Council went into Executive Session at 9:02 a.m.

The Mayor and City Council may adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code including, but not limited to, Sections §441.071 (Consultation with attorney), §551.072 (Deliberations about Real Property), §551.073 (Deliberations about Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations about Security Devices), §551.087 (Economic Development), §418.183 (Deliberations

about Homeland Security Issues), and as authorized by the Texas Tax Code including, but not limited to Section 321.3022 (Sales Tax Information).

1. §551.074 Personnel Matters: City Staff Compensation Review
2. §441.071 Consultation with Attorney: The Hills Club License Agreement

The City Council came out of Executive Session at 9:30 a.m. with the Pledge of Allegiance led by Mayor Wharton.

PUBLIC COMMENT

There was no public comment.

CONSENT AGENDA

1. Minutes of November 9, 2021
2. Finance/Treasurer's Report for November 2021
3. Quarterly Investment Report

Mayor Pro Tem Potsavich moved approval of the consent agenda; Councilmember Nelson seconded the motion, which carried unanimously.

REPORTS

1. Law Enforcement

The written report was reviewed showing 0 traffic Citations and 15 Warnings. Daily activities by officers include patrolling every street, self-initiating personal contact with the community, stationary and rolling radar for compliance of the speed limit; escorting school busses for children safety; and community events. Constable Ginnetti was available via Zoom to answer questions. The Mayor asked if warnings were logged and the Constable confirmed that they are.

2. POA Liaison

Mayor Pro Tem Potsavich reported on the POA meeting:

- Macie Hatch, Interim Community Manager: there have been 21 conveyances October to date. After consulting with their attorney, the POA voted to change the "violation cure" before fine are assessed from the current 14 days to 3 days for illegal parking, trash cans, dogs (off leash and/or barking) and gate violations. Violators will receive an immediate e-mail notification followed by a letter. The second violation will not have the 3-day cure but will immediately generate a fine.
- Jim Vick, Board President: The Board hired Macie Hatch as the Community Manager and are looking at alternate management organizations. The Annual Meeting will be held in person and by Zoom on January 20, 2022, in the Waterfall Room at The Hills Clubhouse. They have received one application for nomination to the Board. They will accept write-in nominations. Voting will be online or in

person. Packets will be sent to every property owner. Assessment notices will also be sent to every property owner and are due January 1, 2022.

- Tom Stiles, Security Chair: Chaz Stalboerger will replace Ali Stallon as Security Chief. The committee wants to add the Constable's report to their agenda. Regarding gate violations and fines, "resident" is defined as someone who has a permanent address in The Hills. Fines are assessed by residential status.
- Jim Vick, Road Committee Chair: the committee is researching ownership of 3 bridges under POA roads for future maintenance.
- Landscape Committee: The Committee met with the two top vendors that submitted bids for the landscape maintenance contract. Joel Pafford reviewed both bids with the vendor representatives. The committee then made their unanimous decision which vendor to recommend to the POA Board for their approval.
- Gary Wolf, representing LT Educational Fund appeared before the Board to report on the "Turkey Trot" that was held Thanksgiving morning at The Hills Country Club. He detailed the plans for the event that hosted 1,925 participants. There was a general discussion about outside groups holding charitable events of this size at The Club. Mr. Wolf stated that the event could potentially only have a maximum of 2,500 participants.
- POA has scheduled a short meeting Thursday, December 16th at 5:00 p.m. Notices have been sent out by e-mail & Nabr.

There was discussion held among the Council regarding the definition of a resident and how renters may be held responsible as residents.

3. MUD Liaison

Councilmember Van Dalen reported on the recent meeting. The Board discussed the following:

- Effluent pond liner
- Interconnect with Lakeway MUD
- Elevated tower repair
- Emergency Preparedness Plan
- Drainage issues

There was a brief discussion held among the Council regarding drainage.

4. Park Liaison

Councilmember Carroll reported on the recent meeting. The Commission discussed the following:

- Election of Chair and Vice Chair was tabled.
- Continuing to look for Commissioners.
- Holidays in the Park – 11 trees decorated with removal on December 27th.
- Waiving fees more than doubled participation.
- Basketball court resurfacing. They are seeking bids, which are due in January.

- Other ideas in the park were discussed, including a Master Plan.
- Next meeting is January 6th, which will be a social gathering and meeting at The Hills Club

There was discussion held regarding the playscape replacement being held up due to supply chain issues. The City Manager will notify residents once the dates for installation are confirmed.

5. Youth Advisory Commission

City Manager Smith reported that there was 100% participation at the recent meeting. The appointments to Chair, Vice Chair, Secretary, Service Chair and Events Chair were made. They are planning an event on Valentine's Day – Adopt a Nursing Home. Their next meeting will be held via Zoom on December 30th.

6. City Manager's Report

City Manager Smith advised the Club declined to participate in the cart path project. She reported that she has a call and email out to the Lakeway City Manager regarding the intersection at Lohman's Crossing. She also reported that the Camwood Greenbelt Retention Project was discussed with the MUD.

7. Mayor's Report

Councilmember Van Dalen reported that the Club will not close their building during renovations, the pool now has gunite, and co-op ventures with the City were encouraged.

BUSINESS ITEMS

1. Discussion and consideration of City Council Committee assignments

External Service Committee assignments were made as follows:

Greenbelts – Mayor Pro Tem Potsavich
 Public Safety – Mayor Wharton
 Perimeter Fence – Councilmember Smith
 Trails & Roads – Councilmember Smith
 Parks & Recreation – Councilmember Carroll
 Trash & Recycling – Mayor Wharton
 Media – Councilmember Nelson
 Hills Club Liaison – Councilmember Van Dalen
 POA Liaison – Mayor Pro Tem Potsavich
 MUD Liaison – Rotating (Councilmember Smith will publish the 2022 schedule)

2. Discussion and consideration of a proposal from Sunscape Landscaping for Landscaping and Irrigation Assessments related to Walking Trail VTH.003

City Manager Smith provided the report regarding this item.

Councilmember Van Dalen moved to approve the proposal from Sunscape Landscaping for Landscaping and Irrigation Assessments related to Walking Trail VTH.003 in an amount not to exceed \$7,000; Mayor Pro Tem Potsavich seconded the motion, which carried unanimously.

3. Discussion and consideration of awarding a contract for Walking Trail VTH.003 to the lowest responsible bidder

City Manager Smith provided the report regarding this item.

Councilmember Van Dalen expressed concern with the amount Green Dream International quoted for the mobilization line item.

Councilmember Smith moved to select and begin contract negotiations with Green Dream International; Mayor Pro Tem Potsavich seconded the motion, which carried unanimously.

4. Discussion and consideration of adopting Resolution 2021-002, updating authorized signers

City Manager Smith provided the report regarding this item.

Councilmember Nelson moved to adopt Resolution 2021-002, updating authorized signers; Mayor Pro Tem Potsavich seconded the motion, which carried unanimously.

5. Discussion and consideration of adopting Resolution 2021-003, approving the updated Investment Policy for Fiscal Year 2021-2022

City Manager Smith provided the report regarding this item. As required, she added the approved training location.

Mayor Pro Tem Potsavich moved to adopt Resolution 2021-003, approving the updated Investment Policy for Fiscal Year 2021-2022; Councilmember Smith seconded the motion, which carried unanimously.

6. Discussion and consideration of a Traffic Study proposal

City Manager Smith provided the report regarding this item. The Mayor advised that a traffic study is a requirement before installation of any stop signs or traffic signals.

Discussion was held among the Council regarding the cost.

Councilmember Nelson moved to approve the proposal from KSA Engineering in the amount of \$12,700; Mayor Pro Tem Potsavich seconded the motion, which carried unanimously.

7. Discussion and consideration of creating a Technology & Infrastructure Commission

Mayor Wharton provided the report regarding this item. The Mayor expressed concern with participation. He would like to formally open to receive applications and formally establish interest. If it is determined there is an interest for an advisory body of three to six people, the Council may consider repealing the Development Commission and implementing the Technology & Infrastructure Commission. The City Manager will look into and ensure repealing the ordinance that established the Development Commission would not violate any State law requirements.

8. Discussion and consideration of a Community Service Awards/Volunteer Dinner

City Manager Smith provided the report regarding this item. The tentative date is February 10th at Flintrock. If the construction schedule changes the event will be moved back to The Hills.

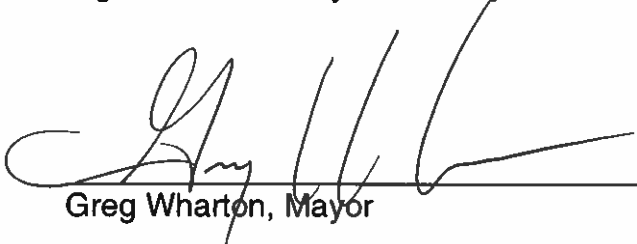
ANNOUNCEMENTS AND REQUESTS

1. New business items to be included on the next agenda

ADJOURNMENT

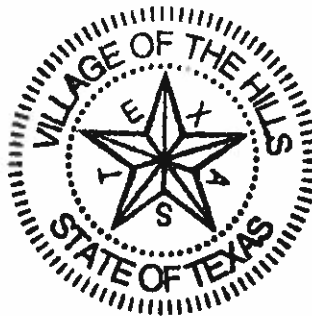
Mayor Pro Tem Potsavich moved to adjourn at 10:53 a.m.; Councilmember Nelson seconded the motion, which carried unanimously.

Signed this 11th day of January 2022.



Greg Wharton, Mayor

(Seal)



ATTEST:



Sonja De La Fuente, City Secretary